BOROUGH OF FAIR LAWN
Agenda for Re-Organization Meeting
Zoning Board of Adjustment

FEBRUARY 25, 2019

1. Call meeting to order at 7:00 p.m.

2. Declaration by Chairman that meeting is being held in accordance with Open Public Meeting Law.

3. Roll Call.

4. Declare a Quorum

5. Flag Salute

6. Residential Business Carried from 2018:

1. Application #2018-32, Agron & Eda Aliu-13-16 3rd Street, Block 5622, Lot 15, Zone R-1-3 Existing 2 family dwelling. Proposed expansion of a non-conforming requires a D-2 variance as per Section 125-57D. (d) [1] Would maintain existing front yard setback of 6.9’ where 25’ is required. Would maintain existing north side yard setback of 0’ where 8’ is required. Would reduce existing impervious coverage from 42.8% to 38.2% where 35% is required as per Section 125-12 Schedule of area yard and building requirements. The proposed renovations to the Attic area will not change the structure from a 2 ½ story but will change the Attic area to living space as per definitions 125-8 Attic and 125-8 Story half.

7. New Residential Business:

1. Application # 2019-001, Ezequiel Lopez-13-24 5th Street, Block 5618, Lot 10, Zone R-1-3 Expansion of a non-conforming structure. Ordinance 125-32C (4) permits expansion without a variance provided requirements are met. Existing non-conforming side or front yard setbacks are not less than 50% of the required side or front yard setbacks, but in no case closer than 12 feet to the existing dwelling on the adjoining property. Proposed 2nd story addition. Expansion requires a C-1 variance as per Section 125-57D.(1)(c)[1] Would increase building coverage from 26.5% to 28.1% where 25% is permitted. Would maintain the existing front yard setback of 5.52’ and 5.98’ where 25’ is required as per Section 125-32C(4) and 125-12 Schedule of area yard and building requirements
8. **Appeal of Administrative Office:**
   1. Jose Lopez, 42-32 DeBruin Drive, Block 1702, Lot 49
9. Annual report 2018 - discussion
10. Public Comment
11. Correspondence:

12. **Resolutions:**
   1. 2018-22-Boris Rysin & Sofia Zhukova, 31-18 Norwood Drive, Block 2524, Lot 9
   2. 2018-30, Tal Liani, 37-27 Hillside Terrace, Block 2614, Lot 15
   3. 2018-31, Steven & Deborah Milnes, 87 Pomona Ave, Block 6803, Lot 20
   4. 2018-33, Igor & Alla Galitskiy, 17-15 Greenwood Dr., Block 3701, Lot 18
   5. 2018-34, Alex Bogopoliskiy & Alena Polozova, 0-59 34th St; Block 2216, Lot 23

13. **Approve Minutes:** December 17, 2018 & January 28, 2019